



US Army Corps
of Engineers
Portland District

PUBLIC NOTICE

for PERMIT APPLICATION

Issue Date: March 16, 2004

Expiration Date: April 14, 2004

Corps of Engineers Action ID: 200400030

30-Day Notice

Oregon Department of State Lands Number: 31584-FP

Interested parties are hereby notified that an amended application has been received for a Department of the Army permit for certain work in waters of the United States, as described below and shown on the attached plan.

Comments: Comments on the described work should reference the U.S. Army Corps of Engineers number shown above and reach this office no later than the above expiration date of this Public Notice to become part of the record and considered in the decision. Comments should be mailed to the following address:

U.S. Army Corps of Engineers
CENWP-OP-GE (Ms. Merina Christoffersen)
1600 Executive Parkway, Suite 210
Eugene, Oregon 97401-2156

Applicant: Mr. George Gibby representing Concord Enterprises, Inc.

Location: The project is a wetland adjacent to Deer Creek, south of Diamond Lake Highway 138 and north of Douglas Avenue, in Douglas County near Roseburg, Oregon.

Project Description: The applicant is proposing to fill 1.26 acres of palustrine emergent wetland to construct a Coastal Farm and Home Supply store. The site is 13.58 acres in size of which 1.99 acres are wetland. The proposed store would occupy the north half of the tax lot. The infrastructure will include a parking lot and associated entrance road. The installation of an 8-inch sanitary sewer line and a 12-inch storm sewer line would temporarily impact 0.10-acres of wetland.

Two of the biofiltration swales would be constructed to pretreat water. One swale would discharge to the remaining avoided wetland, and the other would discharge to the proposed mitigated wetlands.

Mitigation: Should a permit be issued, the Corps of Engineers will determine the appropriate compensatory mitigation. The applicant proposes to create 0.54 acre of palustrine emergent/scrub shrub wetland, enhance 0.73 acre of palustrine emergent/scrub shrub wetland, and restore 0.66 acre of palustrine emergent/scrub shrub wetland to compensate for unavoidable wetland impacts.

Purpose: The overall project purpose is to construct a store specializing in farm and home related goods in the Roseburg area to meet a projected growing demand.

Drawings: Twenty- three drawings labeled 200400030 (Deer Creek – Commercial Development)

Additional Information: Additional information may be obtained from Ms. Merina Christoffersen, Project Manager, U.S. Army Corps of Engineers at (541) 465-6882 or email at merina.e.christoffersen@nwp01.usace.army.mil.

Authority: This permit will be issued or denied under the following:

Section 404, Clean Water Act (33 U.S.C. 1344), for discharge of dredged or fill material into waters of the United States.

Water Quality Certification: A permit for the described work will not be issued until certification, as required under Section 401 of the Clean Water Act (P.L. 95-217), has been received or is waived from the certifying state. Attached is the state's notice advertising the request for certification.

Section 404(b)(1) Evaluation: The impact of the activity on the public interest will be evaluated in accordance with the Environmental Protection Agency guidelines pursuant to Section 404(b)(1) of the Clean Water Act.

Public Hearing: Any person may request in writing within the comment period specified in this notice that a public hearing be held to consider this application. Requests for public hearings shall state with particularity the reasons for holding a public hearing.

Endangered Species: Preliminary determinations indicate that the described activity will not affect endangered species, or their critical habitat designated as endangered or threatened under the Endangered Species Act of 1973 (87 Stat. 844). Formal consultation under Section 7 of the Act is not required for the described activity.

Essential Fish Habitat: Preliminary determinations indicate that the proposed activity will not affect Essential Fish Habitat for coho salmon and chinook salmon. Consultation under Section 305 of the Stevens-Magnuson Fishery Conservation and Management Act will not be initiated.

Cultural Resources: The described activity is not located on property registered or eligible for registration in the latest published version of the National Register of Historic Places. This notice has been provided to the State Historic Preservation Office.

Evaluation: The decision whether to issue a permit will be based on an evaluation of the probable impact including cumulative impacts of the described activity on the public interest. That decision will reflect the national concern for both protection and utilization of important resources. The benefit, which reasonably may be expected to accrue from the described activity, must be balanced against its reasonably foreseeable detriments. All factors, which may be relevant to the described activity, will be considered including the cumulative effects thereof; among those are conservation, economics, aesthetics, general environmental concerns, wetlands, historic properties, fish and wildlife values, flood hazards, floodplain values, land use, navigation, shoreline erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food and fiber production, mineral needs, consideration of property ownership and, in general, the needs and welfare of the people.

The Corps of Engineers is soliciting comments from the public; Federal, state, and local agencies and officials; Indian Tribes; and other interested parties in order to consider and evaluate the impacts of this proposed activity. Any comments received will be considered by the Corps of Engineers to determine whether to issue, modify, condition or deny a permit for this proposal. To make this decision, comments are used to assess impacts on endangered species, historic properties, water quality, general environmental effects, and the other public interest factors listed above. Comments are used in the preparation of an Environmental Assessment and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act. Comments are also used to determine the need for a public hearing and to determine the overall public interest of the proposed activity.

Additional Requirements: State law requires that leases, easements, or permits be obtained for certain works or activity in the described waters. These State requirements must be met, where applicable, and a Department of the Army permit must be obtained before any work within the applicable Statutory Authority previously indicated may be accomplished. Other local governmental agencies may also have ordinances or requirements, which must be satisfied before the work is accomplished.

PUBLIC NOTICE
Oregon Department of Environmental Quality (DEQ)
Water Quality 401 Certification

Corps of Engineers Action ID Number: 200400030

Notice Issued: March 16, 2004

Oregon Department of State Lands Number: 31584-FP **Written Comments Due:** April 14, 2004

WHO IS THE APPLICANT: Concord Enterprises, Inc.

LOCATION OF CERTIFICATION ACTIVITY: See attached U.S. Army Corps of Engineers public notice.

WHAT IS PROPOSED: See attached U.S. Army Corps of Engineers public notice on the proposed project.

NEED FOR CERTIFICATION: Section 401 of the Federal Clean Water Act requires applicants for Federal permits or licenses to provide the Federal agency a water quality certification from the State of Oregon if the proposed activity may result in a discharge to surface waters.

DESCRIPTION OF DISCHARGES: See attached U.S. Army Corps of Engineers public notice on the proposed project.

WHERE TO FIND DOCUMENTS: Documents and related material are available for examination and copying at Oregon Department of Environmental Quality, Water Quality Division, 811 S.W. 6th Avenue, Portland, Oregon 97204-1390.

While not required, scheduling an appointment will ensure documents are readily accessible during your visit. To schedule an appointment please call Ms. Alice Kavajecz at (503) 229-6962.

Any questions on the proposed certification may be addressed to the 401 Program Coordinator, (503) 229-5845 or toll free within Oregon at 1-800-452-4011. People with hearing impairments may call DEQ's TTY at (503) 229-6993.

PUBLIC PARTICIPATION:

Public Hearing: Oregon Administrative Rule (OAR) 340-48-0020 (6) states that "The Director shall provide an opportunity for the applicant, any affected state, or any interested agency, person, or group of persons to request or petition for a public hearing with respect to certification applications. If the Director determines that new information may be produced thereby, a public hearing will be held prior to the Director's final determination. Instances of doubt shall be resolved in favor of holding the hearing. There shall be public notice of such a hearing."

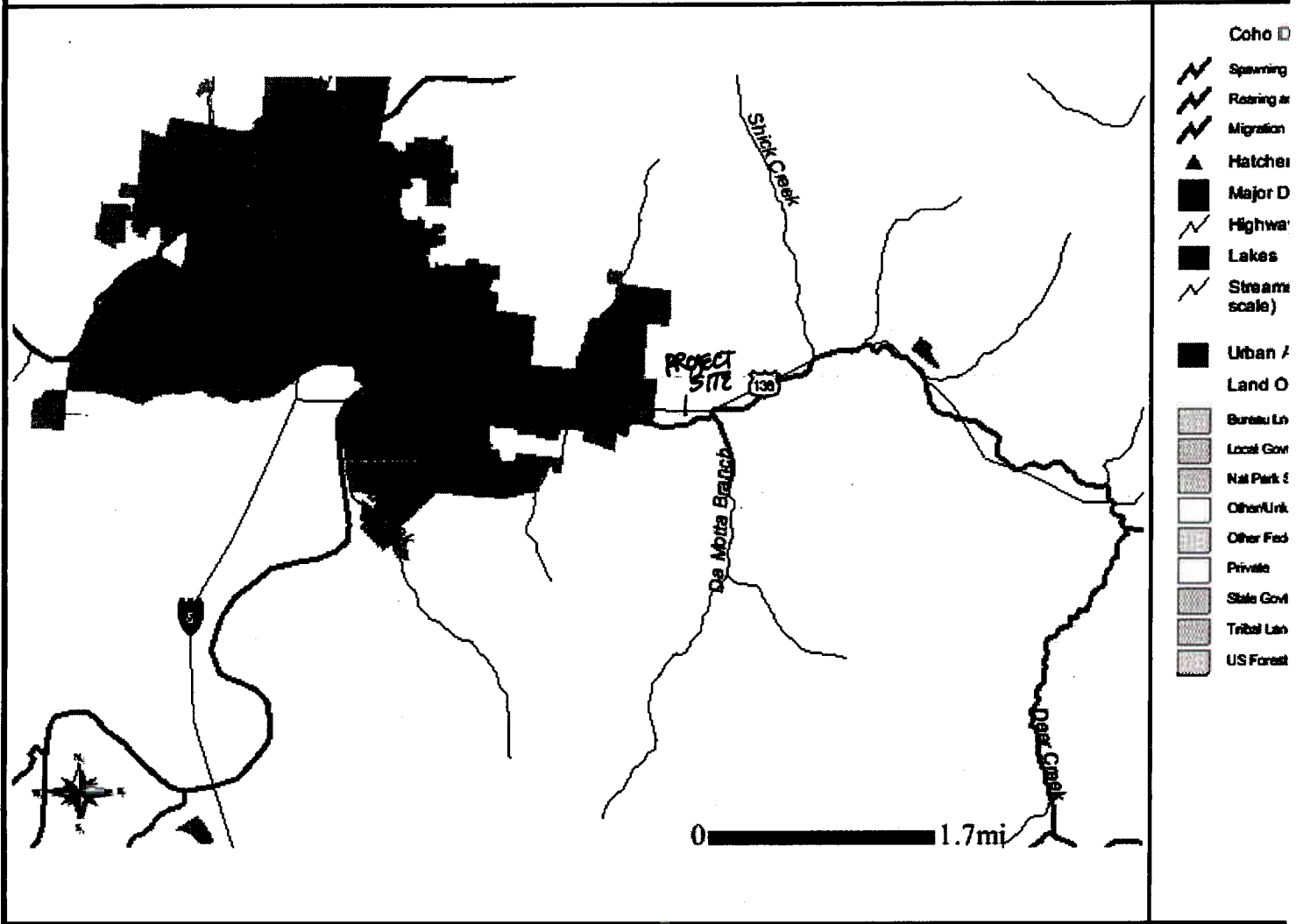
Written comments:

Written comments on the proposed certification must be received at the Oregon Department of Environmental Quality by 5 p.m. on **April 14, 2004**. Written comments should be mailed to Oregon Department of Environmental Quality, Attn: 401 Program Coordinator, 811 S.W. 6th Avenue, Portland, Oregon 97204-1390. ***People wishing to send written comments via e-mail should be aware that if there is a delay between servers or if a server is not functioning properly, e-mails may not be received prior to the close of the public comment period.*** People wishing to send comments via e-mail should send them in Microsoft Word (through version 7.0), WordPerfect (through version 6.x) or plain text format to melville.tom@deq.state.or.us. Otherwise due to conversion difficulties, DEQ recommends that comments be sent in hard copy.

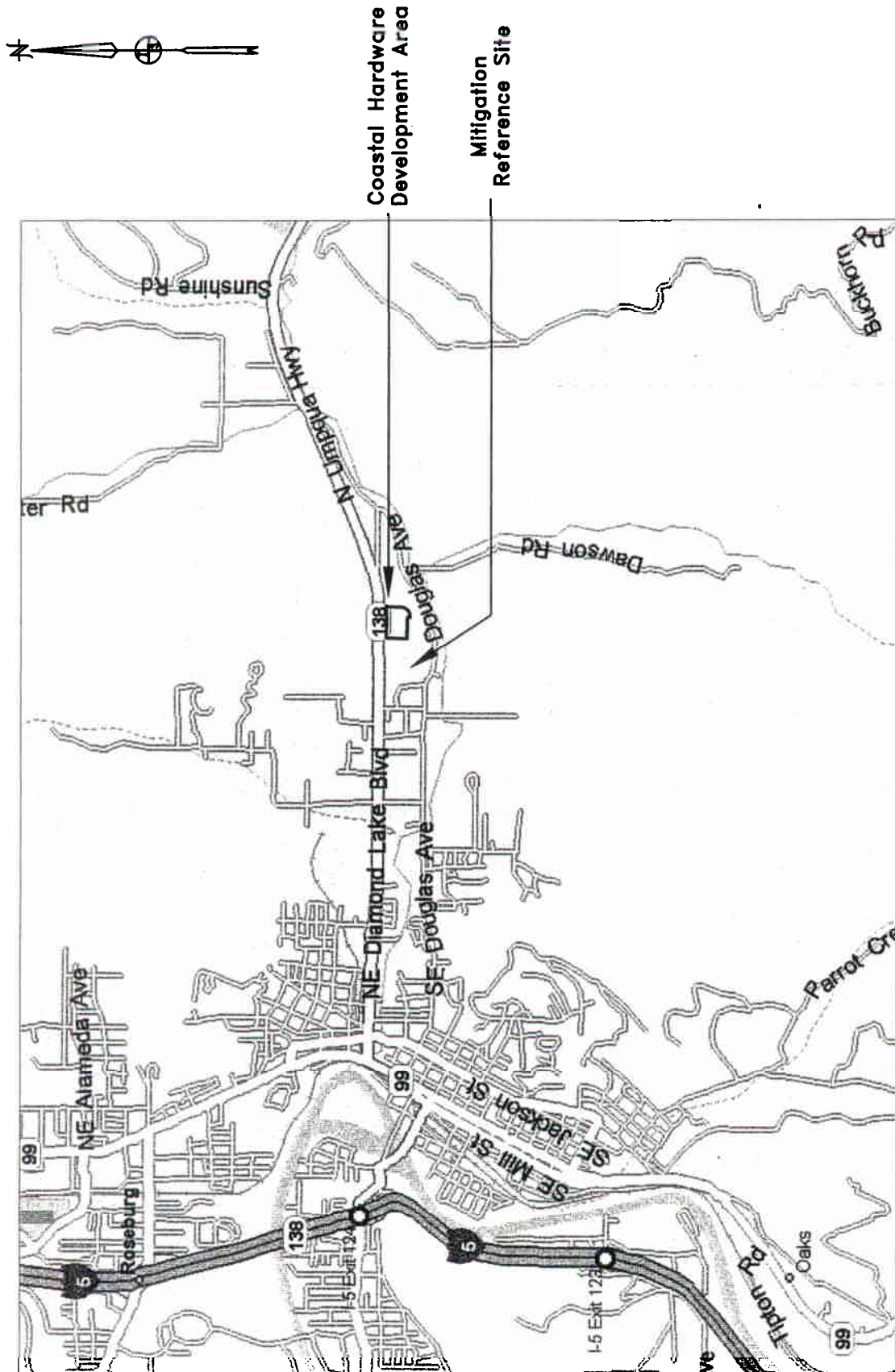
WHAT HAPPENS NEXT: DEQ will review and consider all comments received during the public comment period. Following this review, the permit may be issued as proposed, modified, or denied. You will be notified of DEQ's final decision if you present either oral or written comments during the comment period. Otherwise if you wish to receive notification, please call or write DEQ at the above address.

ACCESSIBILITY INFORMATION: This publication is available in alternate format (e.g. large print, Braille) upon request. Please contact DEQ Public Affairs at (503) 229-5766 or toll free within Oregon at 1-800-452-4011 to request an alternate format. People with a hearing impairment can receive help by calling DEQ's TTY at (503) 229-6993.

StreamNet Map



CONCORD ENTERPRISES, INC. 200400030 NORTH OF DEER CREEK
WETLANDS ADJACENT TO COHO SPAWNING STREAM



200400030 (Deer Creek – Commercial Development)

SOURCE: Microsoft Streets & Trips, 2001.

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Soil, Water, & Wetland Consultants

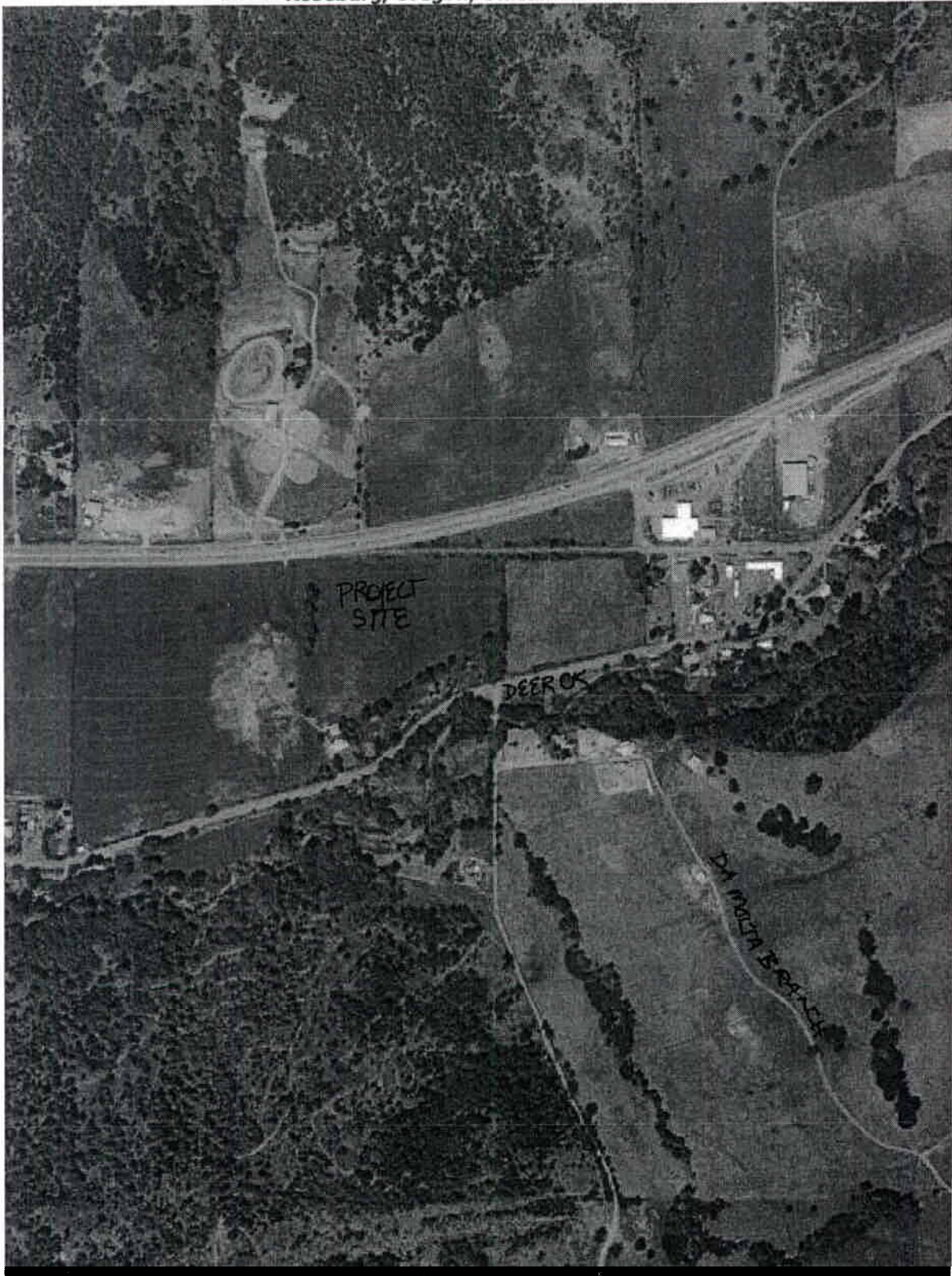
SCALE: 1 INCH=4000 FEET
0 2000 4000 8000

WETLAND FILL APPLICATION & MITIGATION PLAN FOR THE COASTAL FARM & SUPPLY RETAIL SITE
Roseburg, Douglas County, Oregon

VICINITY & REFERENCE SITE

FIGURE 1

January 2004



200400030

AERIAL SHOWS DRAINAGE

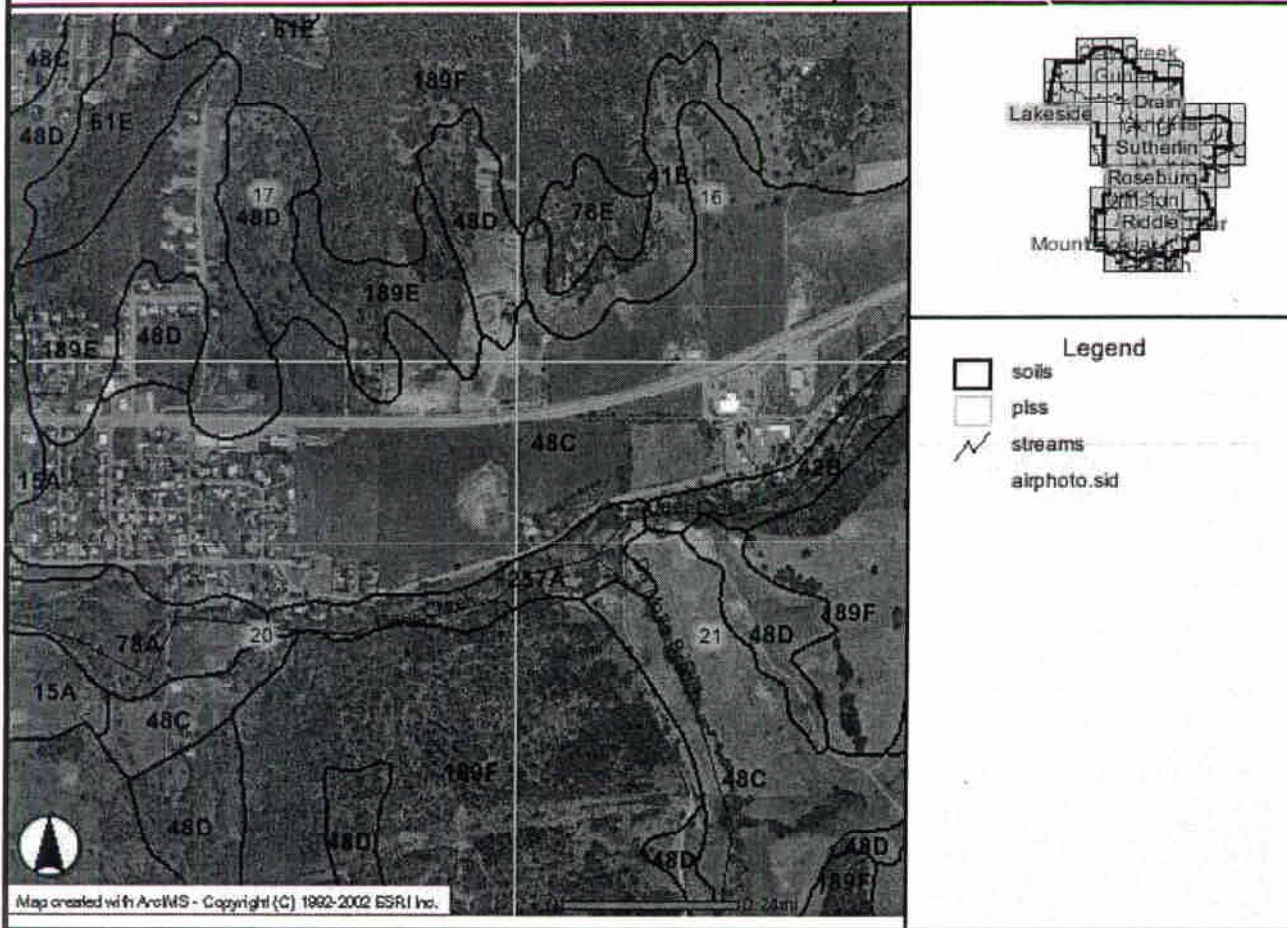
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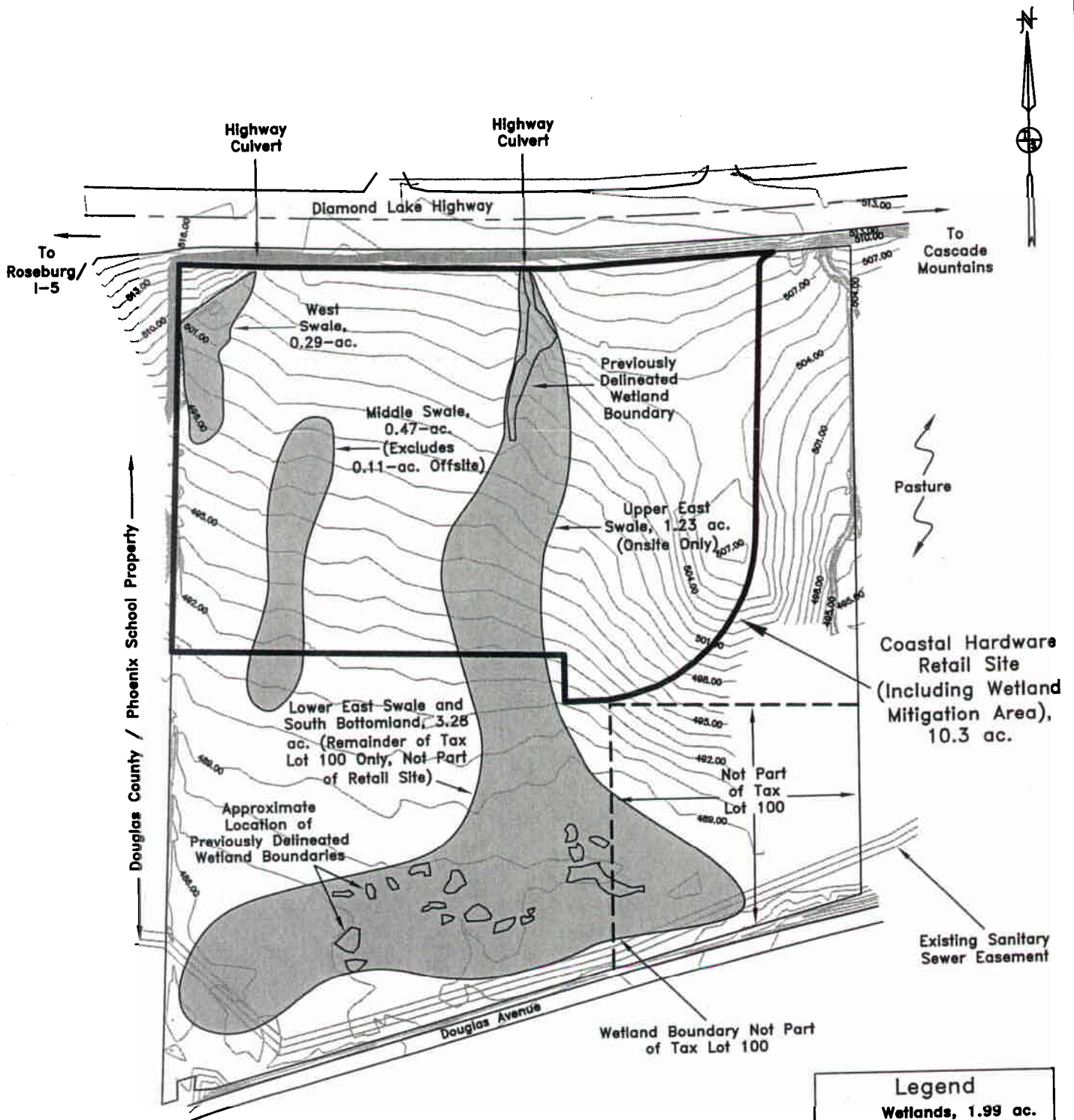
Image courtesy of the U.S. Geological Survey

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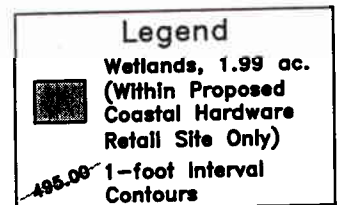
ArcIMS HTML Viewer Map



Concord Enterprises 200400030 48C-Curtin Clay 3-12% slopes
Bashaw, hydric



Wetland boundaries are based on the revised wetland delineation conducted by Abiqua Engineering, Inc. (WD #2000-0196). Topography based on Pinnacle Engineering, Inc. field survey.

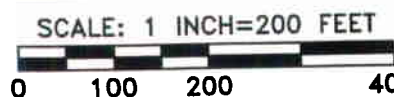


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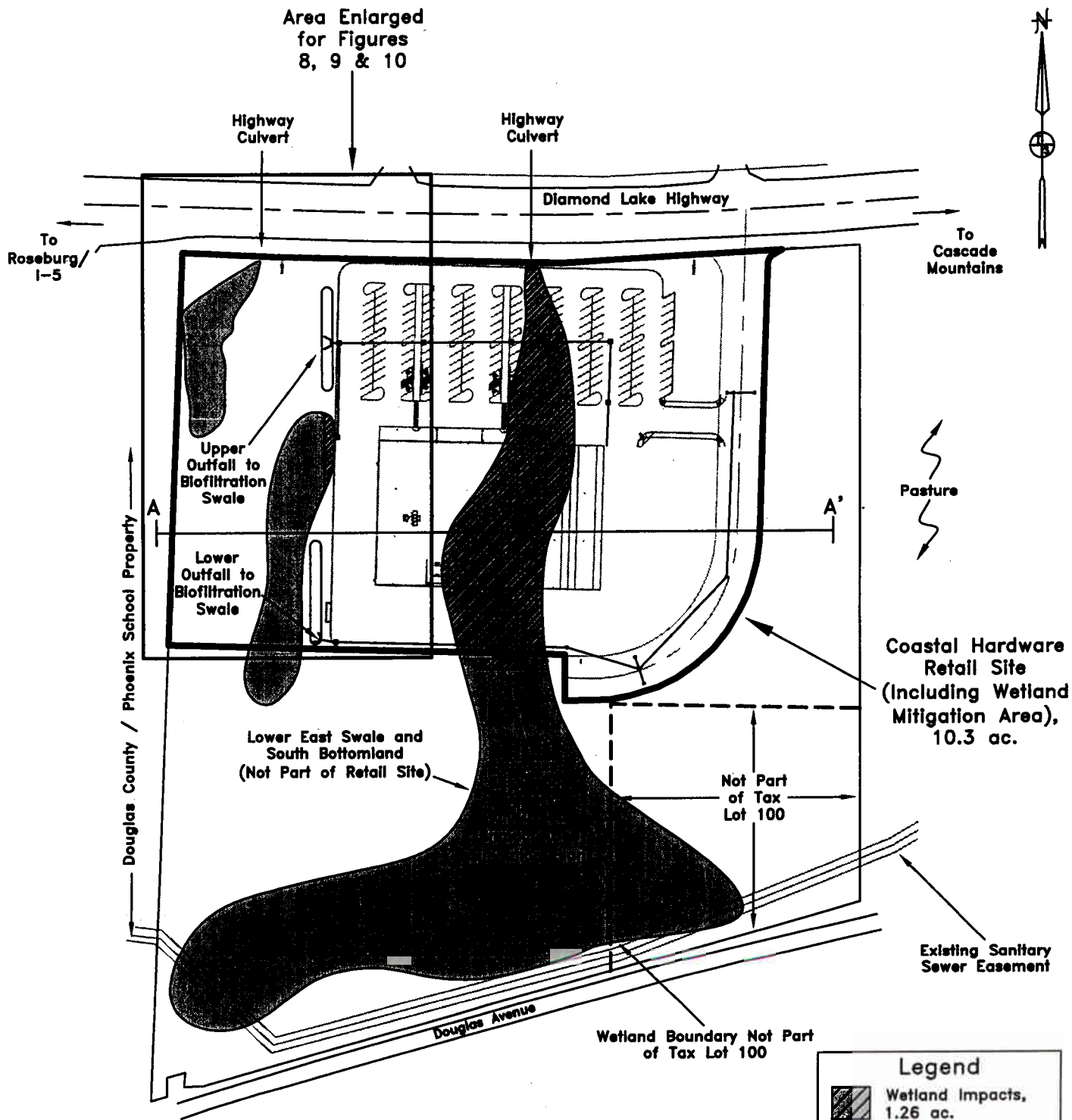
WETLAND FILL APPLICATION & MITIGATION PLAN FOR THE COASTAL FARM & SUPPLY RETAIL SITE
Roseburg, Douglas County, Oregon

EXISTING CONDITIONS & WETLAND BOUNDARIES

FIGURE 2



2004-01-01 PM 2:00:00 - Commercial Development



Wetland boundaries are based on the revised wetland delineation conducted by Abiqua Engineering, Inc. (WD #2000-0196). Development layout adapted from Pinnacle Engineering, Inc. site plan.

Legend	
	Wetland Impacts, 1.26 ac.
	Avoided Wetlands, 0.73-ac. (Within Proposed Coastal Hardware Retail Site and Mitigation Area Only)

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WETLAND FILL APPLICATION & MITIGATION PLAN FOR THE COASTAL FARM & SUPPLY RETAIL SITE
Roseburg, Douglas County, Oregon

PROPOSED DEVELOPMENT & WETLAND IMPACTS

SCALE: 1 INCH=200 FEET

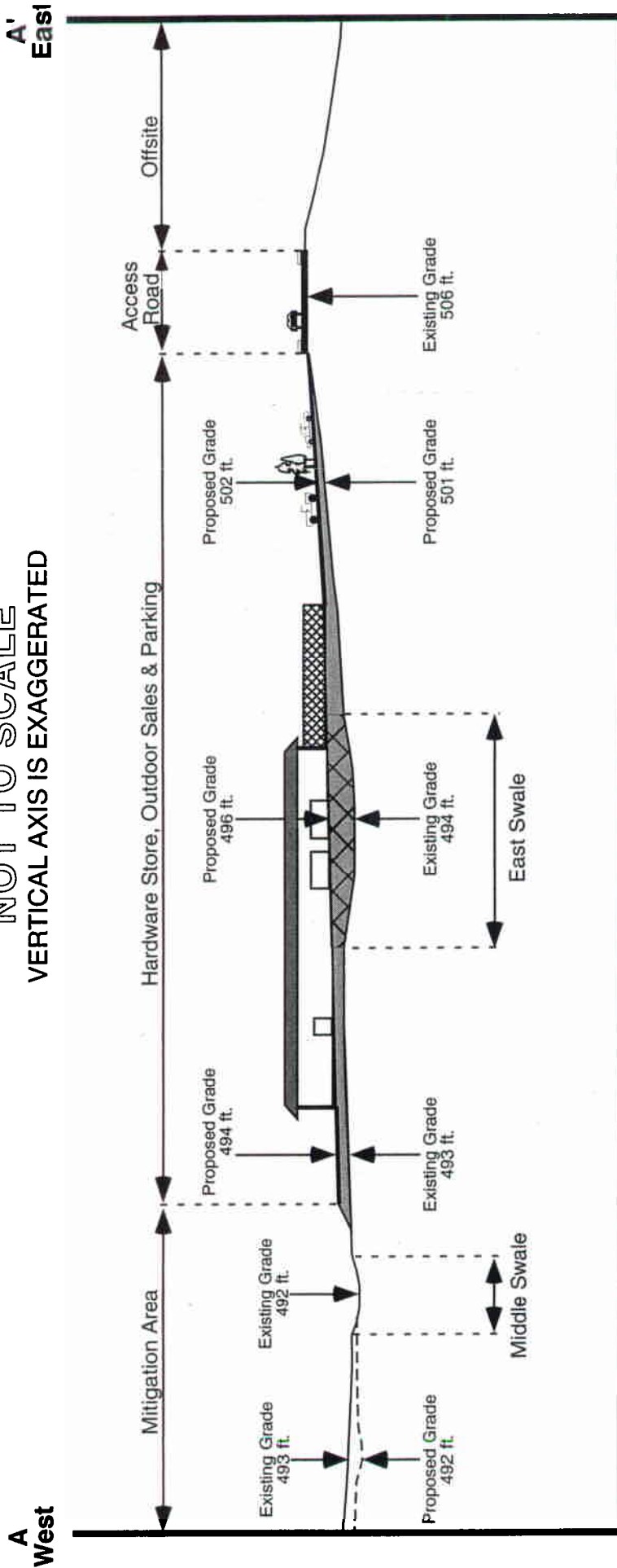
0 100 200 400

WETLAND IMPACT CROSS-SECTION (SEE FIGURE 5)

FIGURE 3

2004-09-09 (Deer Creek - Commercial Development)

NOT TO SCALE
VERTICAL AXIS IS EXAGGERATED



PROPOSED FILL
IMPACTED WETLAND

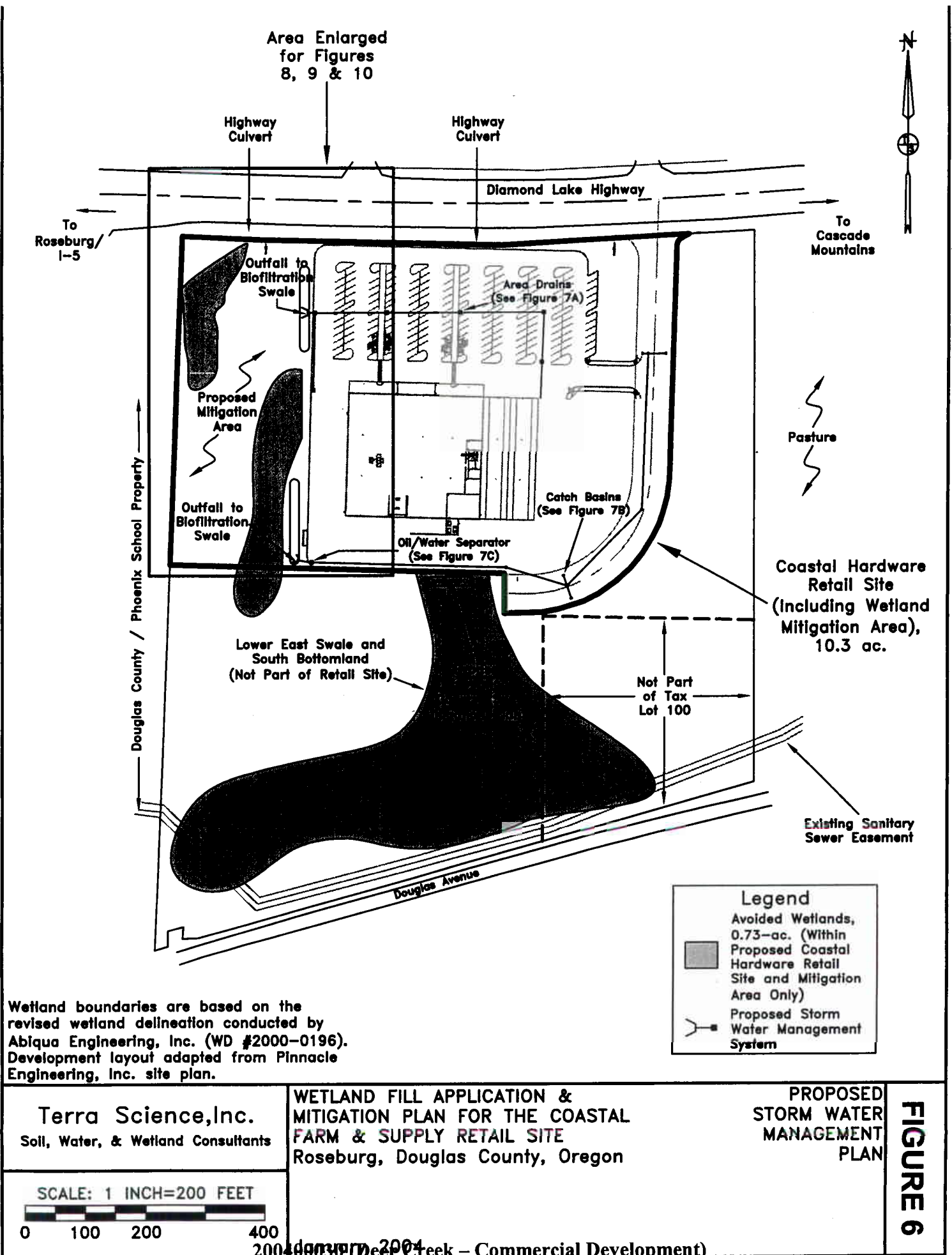
**WETLAND FILL APPLICATION &
MITIGATION PLAN FOR THE COASTAL
FARM & SUPPLY RETAIL SITE**
Roseburg, Douglas County, Oregon

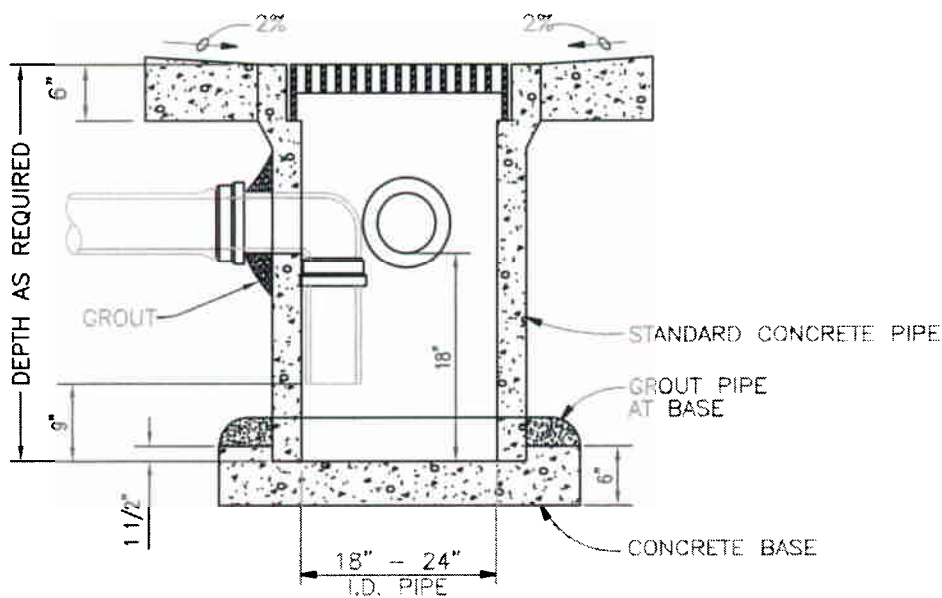
**DEVELOPMENT
CROSS-SECTION A-A'**

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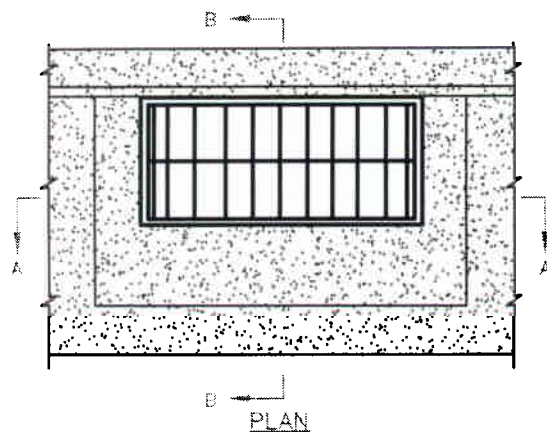
Not To Scale

January 2004

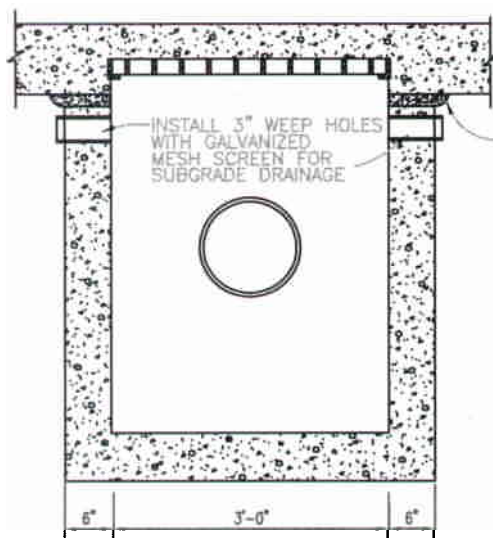




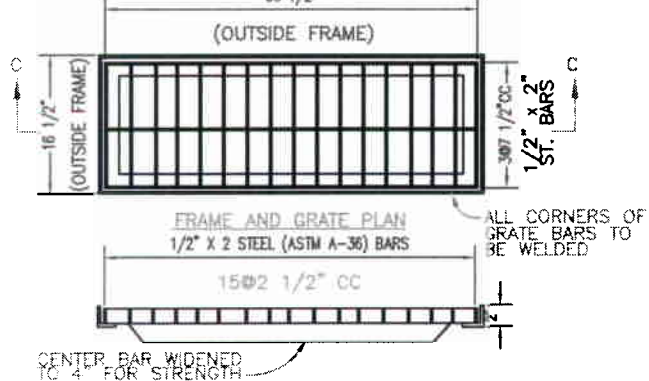
~~2004-2005 Deer Creek – Commercial Development)~~



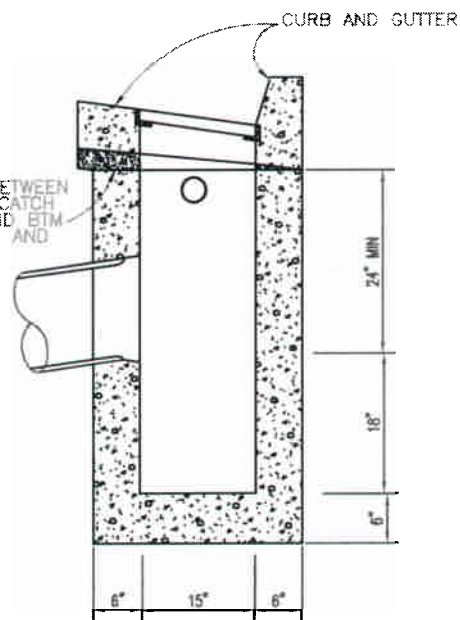
- NOTES:
1. PRECAST BASE WALLS MAY BE A MINIMUM OF 4" THICK.
 2. CONCRETE SHALL BE CLASS 3000.
 3. APPROVED CAST IRON FRAMES AND GRATES MAY BE ACCEPTED.



FRAME: 1/4" X 2" X 2" STEEL (ASTM A-36) ANGLE
36 1/2"



SECTION C-C



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WETLAND FILL APPLICATION &
MITIGATION PLAN FOR THE COASTAL
FARM & SUPPLY RETAIL SITE
Roseburg, Douglas County, Oregon

CATCH
BASIN
DETAIL

FIGURE 7B

Not to Scale

2004 (Approved Dec 2004) (Pre-Commercial Development)

STATE APPROVED ASPHALT DIPPED CATCH BASIN BOX FABRICATED FROM 10 GA. MATERIAL

L VIEW

OIL/GREASE FILTRATION SYSTEM

REMOVABLE GRATE

SAND TRAP W/HINGED LID

STIFFENER

PIPE OUTLET (SIZE AS NEEDED)

AN VIEW

HEAVY DUTY BIKE PROOF
TRAFFIC GRATE SUPPORTS
AASHTO H20-S16-44
LOADING

SOLID DIAMOND
PLATE LID

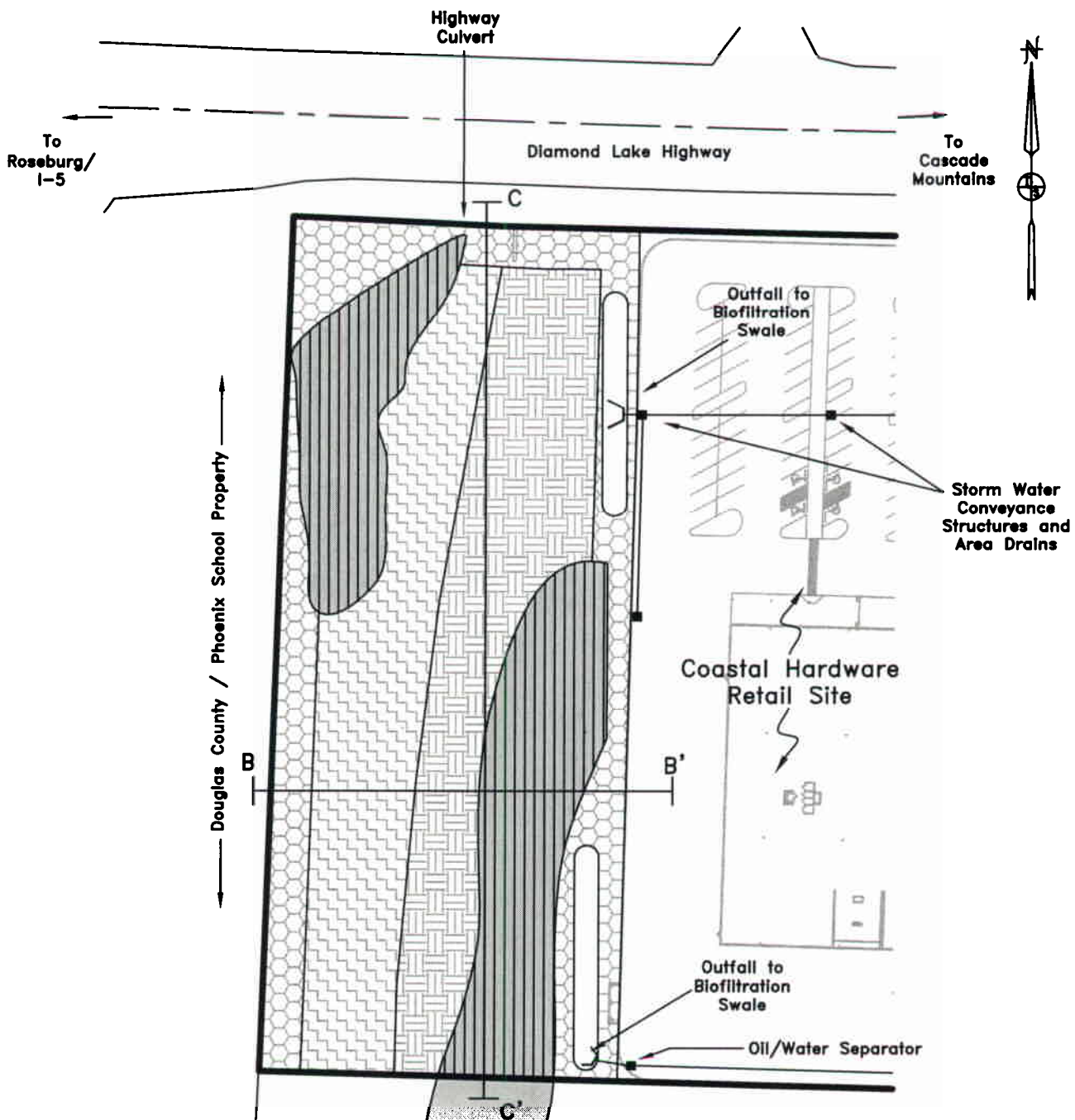
OIL/GREASE
FILTRATION
SYSTEM

PIPE OUTLET
(SIZE AS
NEEDED)

The diagram shows a top-down view of a rectangular unit. At the top, there is a horizontal bar representing the traffic grate supports. Below this is a large rectangular area representing the oil/grease filtration system, which is divided into two main sections by a vertical line. The left section contains a wavy pattern, and the right section contains a grid pattern. A curved line separates the two sections. On the right side, there is a rectangular opening representing the pipe outlet. Arrows point from the text labels to the corresponding parts of the diagram.

FIGURE 7C

~~2004-2003 or Deer Creek – Commercial Development)~~



Wetland boundaries are based on the revised wetland delineation conducted by Abiqua Engineering, Inc. (WD #2000-0196). Development layout adapted from Pinnacle Engineering, Inc. site plan.

Mitigation Summary		
	Area	Acre credits
Emergent/Scrub-Shrub Enhancement	0.73-ac.	0.24-ac.
Emergent/Scrub-Shrub Restoration	0.66-ac.	0.66-ac.
Emergent/Scrub-Shrub Wetland Creation	0.54-ac.	0.36-ac.
Buffer (See Mitigation Plan)	0.71-ac.	n/a
Mitigation Total	2.64 ac.	1.26 ac.

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Soil, Water, & Wetland Consultants

SCALE: 1 INCH=100 FEET
0 50 100 200

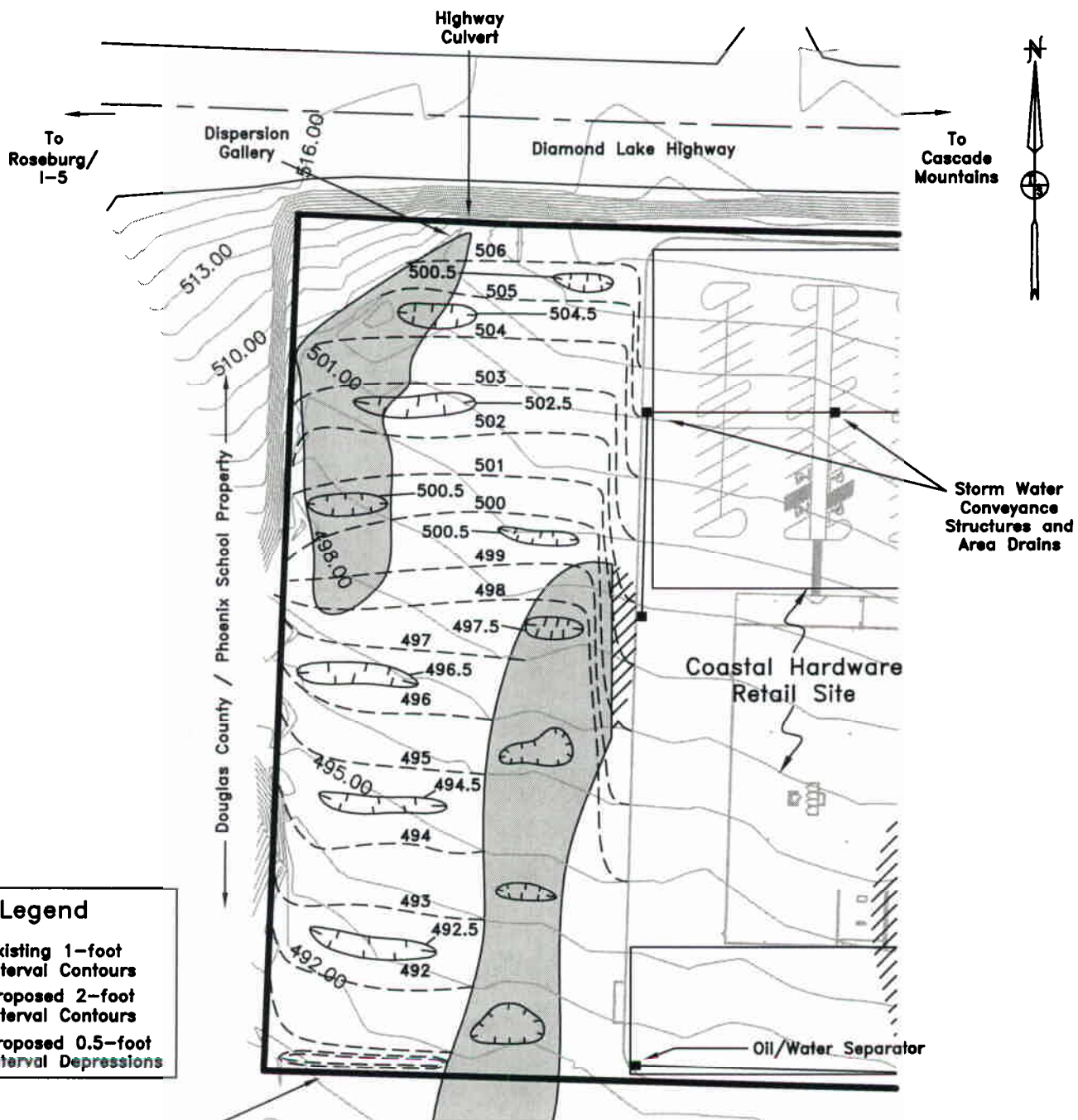
WETLAND FILL APPLICATION & MITIGATION PLAN FOR THE COASTAL FARM & SUPPLY RETAIL SITE
Roseburg, Douglas County, Oregon

MITIGATION CONCEPT

MITIGATION CROSS-SECTIONS (SEE FIGURE 11)

FIGURE 8

20040039 (Deep Creek - Commercial Development)



Legend

- Existing 1-foot Interval Contours
- Proposed 2-foot Interval Contours
- Proposed 0.5-foot Interval Depressions

Wetland boundaries are based on the revised wetland delineation conducted by Abiqua Engineering, Inc. (WD #2000-0196). Development layout adapted from Pinnacle Engineering, Inc. site plan.

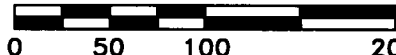
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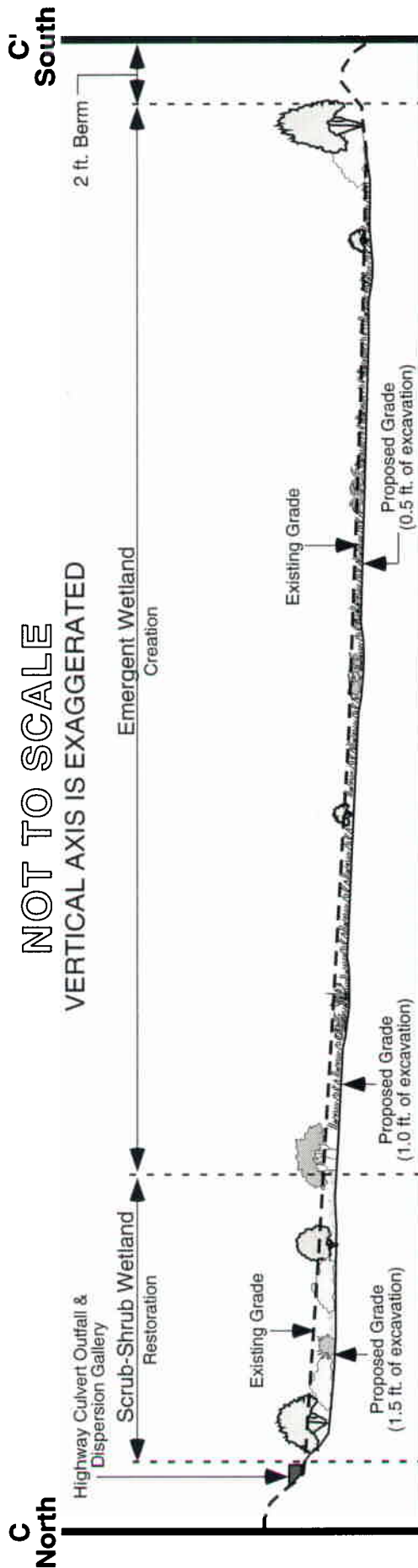
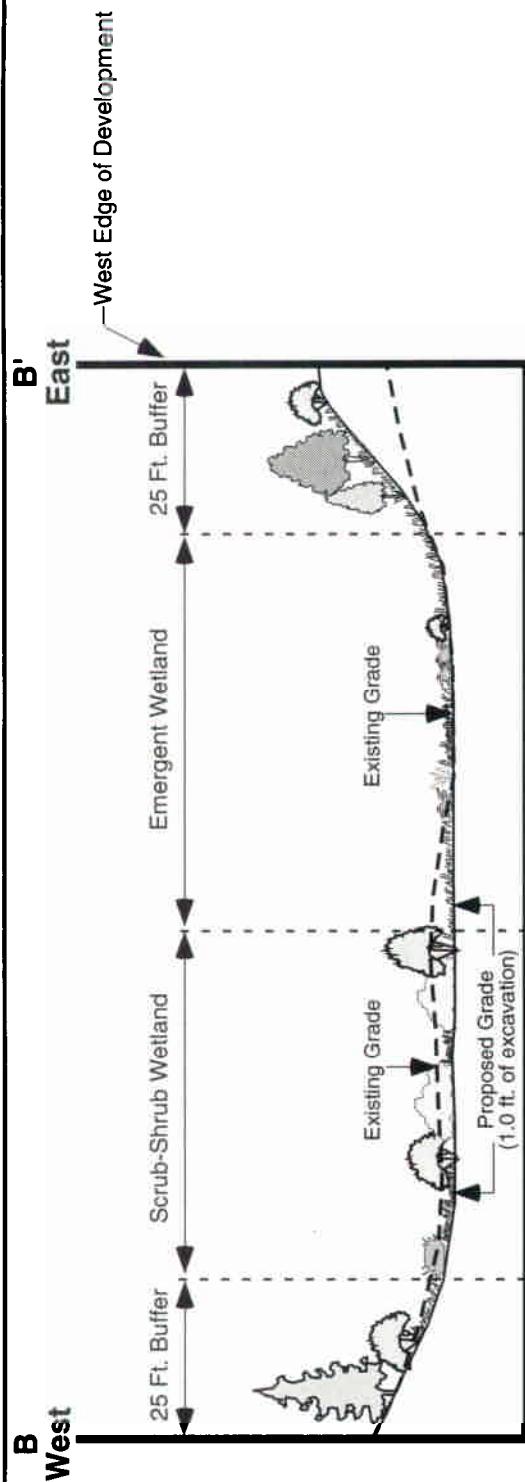
SCALE: 1 INCH=100 FEET



WETLAND FILL APPLICATION & MITIGATION PLAN FOR THE COASTAL FARM & SUPPLY RETAIL SITE
Roseburg, Douglas County, Oregon

MITIGATION GRADING

FIGURE 10



200400030 (Deer Creek – Commercial Development)

FIGURE 11

**MITIGATION
CROSS-SECTIONS,
B-B' & C-C'**

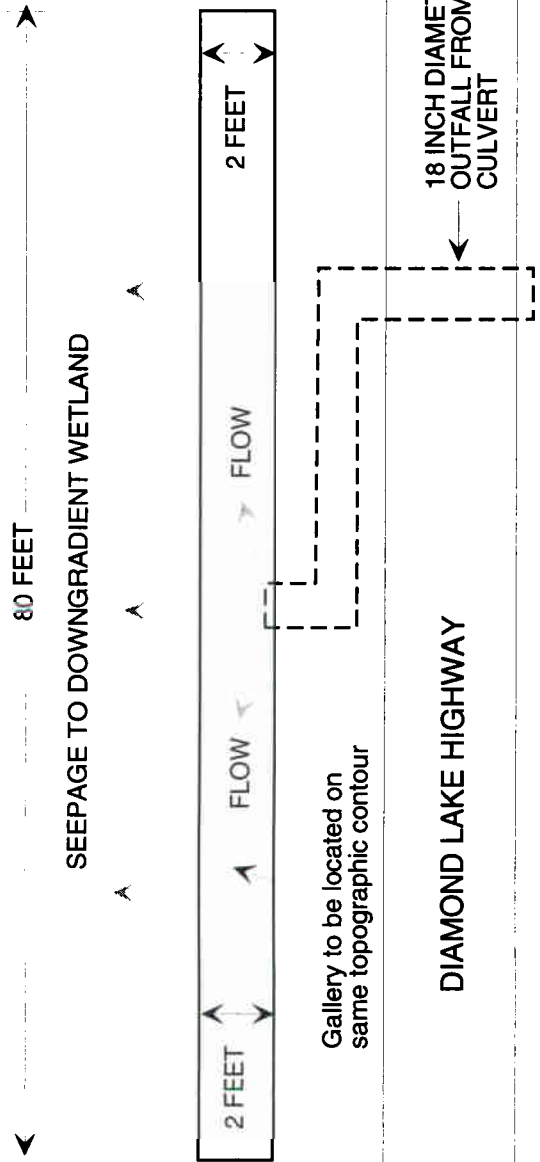
**WETLAND FILL APPLICATION &
MITIGATION PLAN FOR THE COASTAL
FARM & SUPPLY RETAIL SITE**
Roseburg, Douglas County, Oregon

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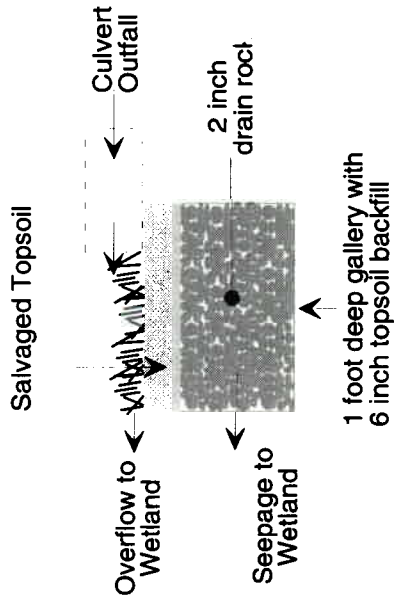
Not To Scale

January 2004

PLAN VIEW OF DISPERSION GALLERY FOR MITIGATION AND BYPASS DRAINAGE SYSTEM



CROSS SECTION VIEW OF DISPERSION GALLERY



SIDE VIEW OF DISPERSION GALLERY FOR MITIGATION AND BYPASS DRAINAGE SYSTEM

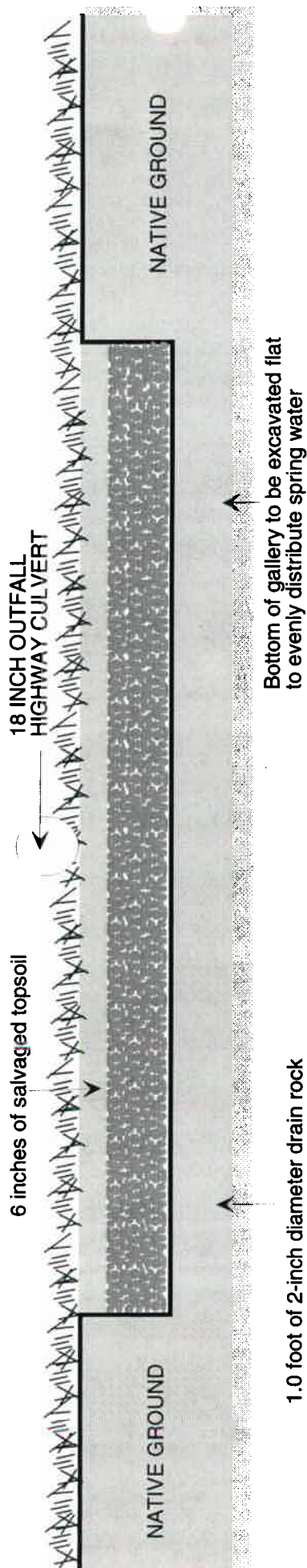


FIGURE 12

WETLAND FILL APPLICATION & MITIGATION PLAN FOR THE COASTAL FARM & SUPPLY RETAIL SITE
Roseburg, Douglas County, Oregon

DISPERSION GALLERY DETAIL

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Not To Scale

January 2004



Photo C. View of the south part of Tax lot 100 (outside of project site) showing lower end of East swale and bottomland. Photographer is standing on Douglas Avenue facing roughly north.

PHOTO

February 12, 2004

WETLAND FILL APPLICATION &
COMPENSATORY MITIGATION PLAN FOR
THE COASTAL HARDWARE RETAIL SITE
Roseburg, Douglas County, Oregon

March 2004

Terra Science, Inc.
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No Scale



Photo B. View of West swale wetland located in the northwest corner of the site. A culvert under Diamond Lake Highway (left) discharges upgradient runoff to this area during rainfall events. Fence in the foreground separates the project site from the Phoenix School.

PHOTO	
Terra Science, Inc. Soil, Water, & Wetland Consultants	WETLAND FILL APPLICATION & COMPENSATORY MITIGATION PLAN FOR THE COASTAL HARDWARE RETAIL SITE Roseburg, Douglas County, Oregon
	February 12, 2004
No Scale	March 2004



Photo A. View of excavated ditch along west edge of site facing roughly southeast.
Deer Creek is located offsite at the base of the hill in the background.

200400030 (Deer Creek – Commercial Development)

PHOTO

February 12, 2004

WETLAND FILL APPLICATION &
COMPENSATORY MITIGATION PLAN FOR
THE COASTAL HARDWARE RETAIL SITE
Roseburg, Douglas County, Oregon

March 2004

Terra Science, Inc.
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No Scale



Photo D. View of offsite drainage located in the northeast part of the Tax lot 100 facing roughly south. Diamond Lake Highway can be seen in the foreground.

PHOTO		February 20, 2004
Terra Science, Inc. Soil, Water, & Wetland Consultants	WETLAND FILL APPLICATION & COMPENSATORY MITIGATION PLAN FOR THE COASTAL HARDWARE RETAIL SITE Roseburg, Douglas County, Oregon	
	No Scale	March 2004

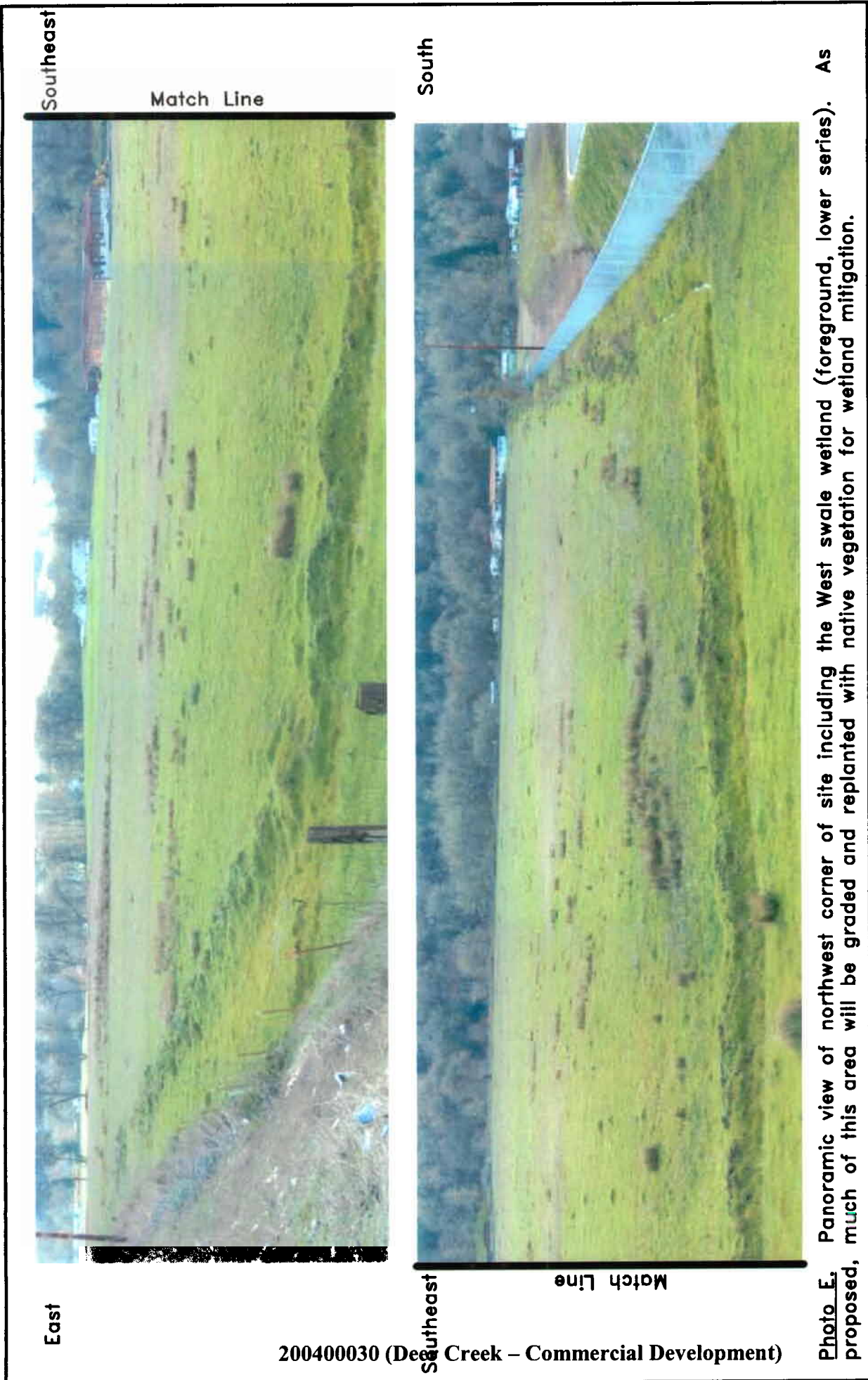


Photo E. Panoramic view of northwest corner of site including the West swale wetland (foreground, lower series). As proposed, much of this area will be graded and replanted with native vegetation for wetland mitigation.

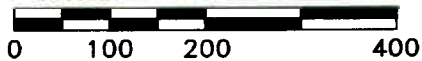
Terra Science, Inc. Soil, Water, & Wetland Consultants		WETLAND FILL APPLICATION & COMPENSATORY MITIGATION PLAN FOR THE COASTAL HARDWARE RETAIL SITE Roseburg, Douglas County, Oregon	February 20, 2004	PHOTO
No Scale				



SOURCE: Douglas County Assessor's Office.

Terra Science, Inc.
Soil, Water, & Wetland Consultants

SCALE: 1 INCH=200 FEET



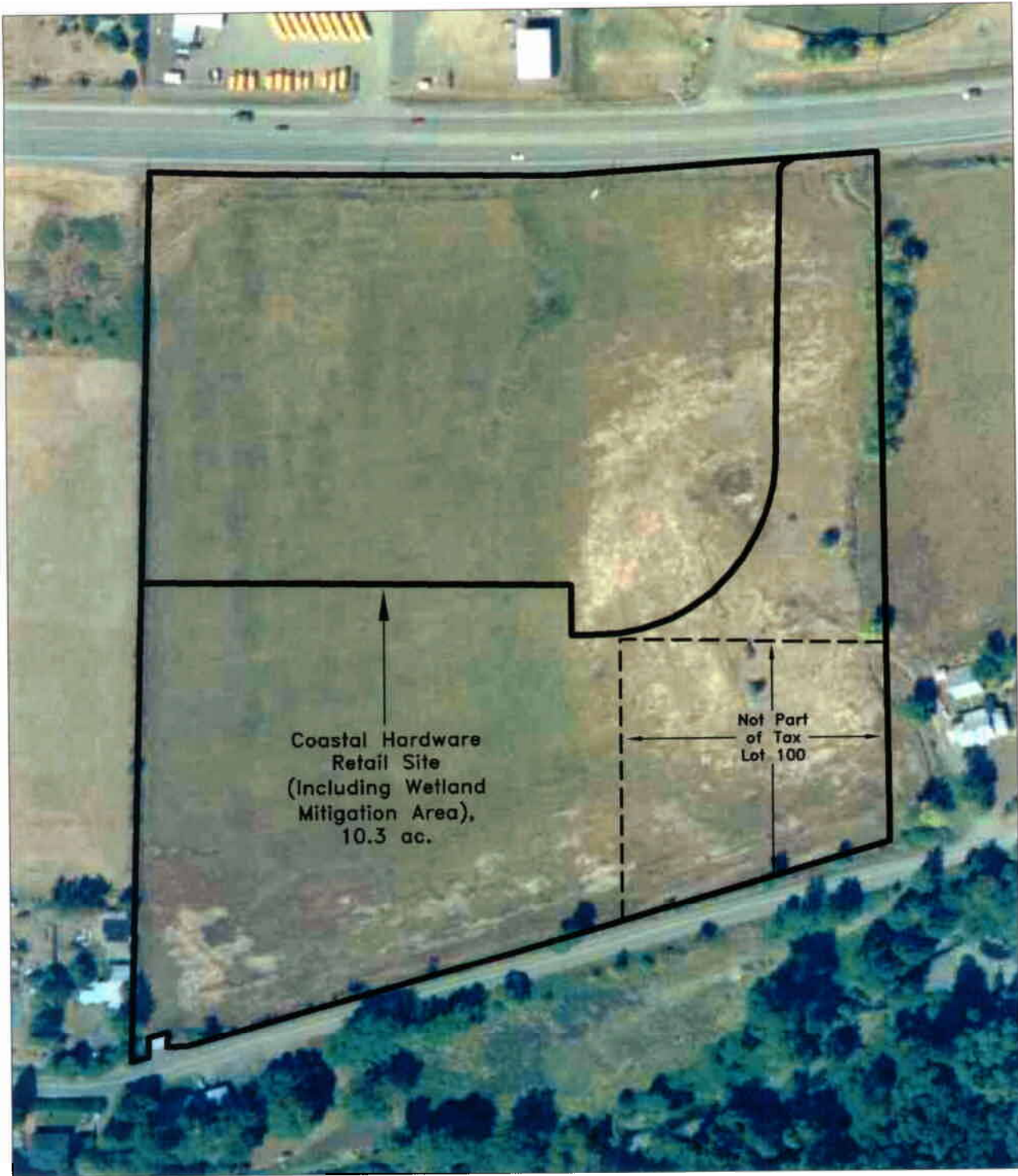
**WETLAND FILL APPLICATION &
COMPENSATORY MITIGATION PLAN FOR
THE COASTAL HARDWARE RETAIL SITE**
Roseburg, Douglas County, Oregon

March 1998

March 2004

AERIAL

200400030 (Deer Creek – Commercial Development)



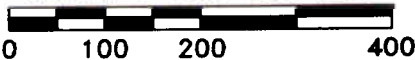
SOURCE: Douglas County Assessor's Office.

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Soil, Water, & Wetland Consultants

WETLAND FILL APPLICATION &
MITIGATION PLAN FOR THE COASTAL
FARM & SUPPLY RETAIL SITE
Roseburg, Douglas County, Oregon

September 1999

SCALE: 1 INCH=200 FEET



March 2004

AERIAL

200400030 (Deer Creek – Commercial Development)